



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

ZONING ADMINISTRATOR
AGENDA
November 7, 2007

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Board Chambers, Squaw Valley Public Service District, 305 Squaw Valley Road, Olympic Valley. Due legal notification of these applications was given to the interested public agencies, County Department, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 581-6280. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

1:30 PM
JE

APPROVED

PVAAT2007 0588 Michael Powell - continued from Oct. 9, 2007

The applicant requests a variance to the front setback requirement of 20 feet from the front property line to allow for a setback of 9 feet at the closest point (North) and 19 feet at furthest point from the front property line (South), for the purpose of expanding an existing uncovered deck.

The applicant also requests variances to the required 5 foot side setback, allowing for a setback on the northern property line of 3 feet to the foundation and 1 foot to the eave of an existing portion of the residence and a setback of 1 foot, to an existing eave over the entry and 2.5 feet to 4 feet from the southern property line, to allow for a raised walkway deck that replaces an existing grade level walkway.

SUBJECT PROPERTY (AP#090-224-003) comprises 9,862 sq. ft., is in plan area statement 031, Brockway residential, and is located at 286 Bend Ave. in the Brockway area.

1:45 PM

JE

APPROVED

PVAAT2007 0625 Blue Passage Duplex – Joseph Certa

The applicant requests a variance to the required 20 foot front setback from State Route 28 (North Lake Boulevard) of 14 feet to the front property line, for the purpose of constructing a cantilevered deck on the third floor; and 16 feet to the front property line for a cantilevered deck on the second floor of a proposed three level multi-family duplex structure.

SUBJECT PROPERTY (AP#094-150-007) comprises 10,125 square feet and is zoned Plan Area Statement 001A Tahoe City Community Plan Special Area #5, and is located at 1355 North Lake Blvd. in the Tahoe City area.

2:00 PM

SW

APPROVED

PVAAT2007 0438 Sherman Zell - continued from October 9, 2007

The applicant requests a variance for the consideration of a reduction to the front yard setback requirement of 20-feet, allowing for the construction of a two-vehicle garage approximately 8-feet from the property line (4-feet to eaves) and for the construction of a covered stairs and walkway leading from the street and garage to the existing single-family residence located on the project site. Additionally, the project includes the construction of a landscape retaining wall within the front yard.

SUBJECT PROPERTY (AP#095-223-010) comprises 9,862 square feet, is zoned RS PD=4 (Single-family Residential, Planned Residential Development 4 dwelling units per acre), and is located at 1617 Trapper McNutt Trail in the Alpine Meadows area.